

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
City Council Chambers- 2nd Floor, City Hall
Chicago, Illinois 60602
SEPTEMBER 16, 2010
1:00 P.M.
MINUTES**

PRESENT

Linda Searl, Chair
George Migala
Smita Shah
Doris Holleb
Nancy Pacher
Patricia Scudiero
Gracia Shiffrin
Chris Raguso
Alderman Bernard Stone
Alderman Edward Burke

ABSENT

Leon D. Finney
John Nelson
Timothy Mitchell
Bobby Ware
Terry Peterson
Alderman Daniel S. Solis
Alderman Ray Suarez
Alderman Patrick O'Connor
Alderman Mary Ann Smith

- I The Chairman called the meeting to order at 1:08 PM and then undertook a roll call to establish the presence a quorum. The hearing commenced with seven members present.
- II A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on September 16, 2010.
- III The Minutes of the August 19, 2010 Hearing were approved unanimously.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 11 WERE APPROVED BY A 7-0 OMNIBUS VOTE.

Negotiated Sales

- 1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 7814 South Avalon Avenue and is located in the 8th Ward. (10-036-21

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 535 West 120th Street and is located in the 34th Ward. (10-038-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 7012 South Wolcott Avenue and is located in the 17th Ward. (10-039-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 6540 South Minerva Avenue and is located in the 20th Ward. (10-041-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3834 West Chicago Avenue and is located in the 27th Ward. (10-042-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 134 East 115th Street and is located in the 9th Ward. (10-043-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 4113 South Union Avenue and is located in the 11th Ward. (10-044-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 7657 South Ashland Avenue and is located in the 17th Ward. (10-045-21)

Dispositions

9. A resolution recommending the approval of the disposition of land from the City of Chicago to LPE, Inc, Bus Transportation Company. The land is commonly known as 5567 South LaSalle Street, 5609 South LaSalle Street, 5613 South LaSalle Street, 5619 South LaSalle street, 5631 South LaSalle Street, and 5659 South LaSalle Street and is located in the 03rd Ward. (10-035-21)
10. A resolution recommending the approval of the disposition of land from the City of Chicago to the Chicago Housing Authority. The land is commonly known as 1243 South California Boulevard, 1248 South Fairfield Avenue, 1314 South Fairfield Avenue, 1237 South Fairfield Avenue, 1339 South Fairfield Avenue, 1248 South Washtenaw Avenue, and 1328 South Washtenaw Avenue and is located in the 28th Ward. (10-040-21)

Transfers

11. A resolution recommending the transfer of city-owned land to the Chicago Park District. The land is commonly known 1799 & 1805 North Milwaukee Avenue and is located in the 26th Ward (10-037-21)

- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
 1. A proposed amendment to Institutional Planned Development No. 215 and Lake Michigan and Chicago Lakefront Protection Application No. 587 submitted by The University of Chicago for the property generally located at 5748-5830 South Stony Island Avenue. The applicant proposes a school serving approximately 600 children in nursery school through second grade, off-street accessory parking, and other school-related uses. The existing Illinois Central Hospital building is on site has been rated as potentially significant in the context of the surrounding community (“orange”) by the Chicago Historic Resources Survey and would be demolished. The site is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (5th Ward)
PD approved 7-0-1 with Commissioner Searl recusing herself, Yeahs – Commissioners Holleb, Pacher, Raguso, Scudiero, Shiffrin, Stone and Shah.
LF approved 8-0-1 with Commissioner Searl recusing herself, Yeahs – Commissioners Holleb, Migala, Pacher, Raguso, Scudiero, Shiffrin, Stone and Shah.

 2. A proposed Institutional Planned Development submitted by the Chicago Board of Education and the Public Building Commission of Chicago for the property generally located at 4700-4812 South Hoyne Avenue and 2101-2149 West 47th Street. The applicant is proposing to construct a new 3-story high school for 1,200 students and off-street accessory parking. The applicant is proposing to rezone the property from B3-1 Community Shopping District and M2-2 Light Industry District to RS-2 Residential Single-Unit (Detached House) District prior to establishing the Institutional Planned Development. (12th Ward)
Approved 8-0, Yeahs – Commissioners Holleb, Migala, Pacher, Scudiero, Stone, Shiffrin, Shah and Searl.

 3. A proposed zoning map amendment in the Peterson Cicero Industrial Corridor submitted by Alderman Margaret Laurino for the property generally located at 6142 North Pulaski Road. The applicant proposes to rezone the property from M1-1 Limited Manufacturing/Business Park District to B1-1 Neighborhood Shopping District to facilitate land use planning and bring the property into compliance with surrounding zoning districts. (39th Ward)
Approved 7-0, Yeahs–Commissioners Holleb, Migala, Pacher, Scudiero, Stone, Shah and Searl.

4. A proposed amendment to Institutional Planned Development No. 34 and Lake Michigan and Chicago Lakefront Protection Application No. 590 submitted by Loyola University of Chicago for the Loyola Lakeshore Campus to include: 6331-33 North Sheridan Road, 6339 North Sheridan Road, 970 West Sheridan Road, 1000 West Sheridan Road, 1020 West Sheridan Road, 1050-1052 West Sheridan Road, 1068 West Sheridan Road, 1102 West Sheridan Road, 1110 West Sheridan Road, 1129-31 West Sheridan Road, 6420 North Sheridan Road, 6427-55 North Sheridan Road, 6448 North Sheridan Road, 6474 North Sheridan Road, 6511 North Sheridan Road, 6551 North Sheridan Road, 6600 North Sheridan Road, 6601 North Sheridan Road, 6246 North Kenmore Avenue, 6255 North Kenmore Avenue, 6301-15 North Kenmore Avenue, 6310-16 North Kenmore Avenue, 6320 North Kenmore Avenue, 6340-6350 North Kenmore Avenue, 6350-58 North Kenmore Avenue, 6429 North Kenmore Avenue, 6430 North Kenmore Avenue, 6453 North Kenmore Avenue, 6460 North Kenmore Avenue, 6467 North Kenmore Avenue, 6474 North Kenmore Avenue, 6501 North Kenmore Avenue, 6515 North Kenmore Avenue, 6307 North Winthrop Avenue, 6308 North Winthrop Avenue, 6313 North Winthrop Avenue, 6321 North Winthrop Avenue, 6333 North Winthrop Avenue, 6340 North Winthrop Avenue, 6458 North Winthrop Avenue, 6459 North Winthrop Avenue, 6525 North Winthrop Avenue, 6526 North Winthrop Avenue, 6560 North Winthrop Avenue, 6317-19 North Broadway Avenue, 1000-08 West Loyola Avenue, 1001-25 West Loyola Avenue, 1028 West Loyola Avenue, 1052-54 West Loyola Avenue, 1056-58 West Loyola Avenue, 1067-1115 West Loyola Avenue, 1100 West Loyola Avenue, 1110 West Loyola Avenue, 1120-1122 West Loyola Avenue, 1125 West Loyola Avenue, 1132 West Loyola Avenue, 1201-1225 West Loyola Avenue, 1225 West Loyola Avenue, 1236 West Loyola Avenue, 1241 West Loyola Avenue, 1245 West Loyola Avenue, 1249 West Loyola Avenue, 1209 West Arthur Avenue, 1210 West Arthur Avenue and 1216 West Arthur Avenue. The applicant is proposing to amend the boundary of the Planned Development in order to facilitate the expansion of University facilities. The applicant is proposing to remove the property located at 1028 West Loyola Avenue from the Planned Development. The applicant is seeking to construct the following: an addition to Halas Sports Center located at 6458 North Winthrop Avenue, a new student center located at 6511 North Sheridan Road on the Alumni Gym site, a new residence facility and seminary facilities at 1120-1132 West Loyola Avenue, and new tennis courts at 1236 West Loyola Avenue. The Alumni Gym building has been rated as potentially significant in the context of the surrounding community (“orange”) by the Chicago Historic Resources Survey and would be demolished. A portion of the site is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (40th, 48th, 49th Ward)
- IPD Approved 7-0, Yeabs – Commissioners Holleb, Migala, Pacher, Scudiero, Shiffrin, Stone and Searl.**
- LF Approved 7-0, Yeabs - Commissioners Holleb, Migala, Pacher, Scudiero, Shiffrin, Stone and Searl.**

MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF
THE CHICAGO ZONING ORDINANCE:

Adjournment: **2:30 PM**